



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU12-00092 Ventanas Subdivision Unit Six  
**Application Type:** Major Final  
**CPC Hearing Date:** October 18, 2012  
**Staff Planner:** Justin Bass, 915-541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)  
**Location:** North of Ventana Ave and West of Rich Beem Blvd  
**Legal Description Acreage:** 36.518 acres  
**Rep District:** 6  
**Existing Use:** Vacant  
**Existing Zoning:** R-5 (Residential)  
**Proposed Zoning:** R-5 (Residential)  
**Nearest School:** Lujan Chavez Elementary School (1.49 miles)  
*Note: The Ventanas Land Study - which includes this subdivision - identifies a future school site directly south of this subdivision.*  
**Nearest Park:** Unnamed Park (0.16-mile)  
**Parkland Fees Required:** N/A  
**Impact Fee Area:** This property is not located within an Impact Fee Service Area and is not subject to impact fees.  
**Property Owner:** GFA, LLC  
**Applicant:** CEA Group  
**Representative:** CEA Group

### **SURROUNDING ZONING AND LAND USE**

**North:** ETJ/ Vacant

**South:** R-5 (Residential) & C-1 (Commercial)/ Vacant

**East:** R-5 (Residential)/ Single Family Residential Development

**West:** R-5 (Residential)/ Vacant

**PLAN EL PASO DESIGNATION:** G4 Suburban (Walkable).

### **APPLICATION DESCRIPTION**

The applicant is proposing a subdivision that will include 218 single-family residential lots. The smallest lot will measure approximately 5,303 square feet in size and the largest approximately 7,951 square feet in size. Primary access to the development is proposed from both Ventana Avenue and Rich Beem Boulevard.

The applicant is requesting the following modifications:

- To allow for the reduction of street right-of-way from 52-ft to 50-ft. The cross-section

will consist of 5-ft sidewalks, 5-ft parkways, and 30-ft of pavement, with a standard concrete curb and gutter.

- To allow for the reduction of street right-of-way from 52-ft to 48-ft. The cross-section will consist of 5-ft sidewalks, 5-ft parkways, and 28-ft of pavement, with a standard concrete curb and gutter.
- To allow for a street name longer than 13 characters.

The property is part of the Ventanas Land Study that was approved by the City Plan Commission on December 21, 2006. This application has been granted a vesting rights petition in part making the development subject to the subdivision ordinance in effect prior to June 1, 2008. The applicant will apply one section from the new subdivision ordinance, Section 19.08.010, allowing the developer's engineer to design the water and wastewater plans. Aside from this one section, the subdivision is subject to the prior subdivision ordinance.

### **CASE HISTORY**

Ventanas Subdivision Unit Six was approved on a major preliminary basis on August 9, 2012, with the following modifications:

- To allow for the reduction of street right-of-way from 52-ft to 50-ft. The cross-section will consist of 5-ft sidewalks, 5-ft parkways, and 30-ft of pavement, with a standard concrete curb and gutter.
- To allow for the reduction of street right-of-way from 52-ft to 48-ft. The cross-section will consist of 5-ft sidewalks, 5-ft parkways, and 28-ft of pavement, with a standard concrete curb and gutter.
- To allow for a street name longer than 13 characters.

And subject to the following condition:

- The City Plan Commission requires the applicant to landscape the parkway area on Rich Beem Boulevard, as stipulated under Section 19.16.080(D) *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the planning & economic development director or designee, to provide visual separation between the development and the street.* The condition should be coordinated with the El Paso Department of Transportation where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right of way appropriate from the City's Plant and Tree List, to be placed 30-feet on centers.

### **DEVELOPMENT COORDINATING COMMITTEE COMMENTS:**

The Development Coordinating Committee recommends ***approval*** of the modifications under Reason 3 of Section 19.04.170.A of the previous Subdivision Ordinance and ***approval*** of Ventanas Subdivision Unit Six on a **Major Final** basis subject to the following conditions and requirements:

Staff is also recommending that the City Plan Commission require the applicant to landscape the parkway area on Rich Beem Boulevard, as stipulated under Section 19.16.080(D) *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the planning*

*& economic development director or designee, to provide visual separation between the development and the street.* Staff also recommends that if the City Plan Commission requires landscaping, that the condition be coordinated with the El Paso Department of Transportation where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right of way appropriate from the City's Plant and Tree List, to be placed 30-feet on centers.

**Planning Division Recommendation:**

***Approval with modifications.*** In this case, the subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, vehicular access and pedestrian passage.

**Transportation**

The subdivision was reviewed utilizing the previous version of Title 19 of the El Paso City Code.

**Notes:**

- Double frontage lots along Rich Beem Boulevard shall comply with Section 19.16.080.D (Double Frontage Lots).
- All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

**City Development Department - Land Development**

We have reviewed subject plan recommend **Approval**; Developer/Engineer needs to address the following comments:

1. The improvements plan must comply with 19-08-080 of the El Paso Municipal Code.

**Parks and Recreation Department**

We have reviewed **Ventanas #6**, a major final plat map and offer no objections to this subdivision application.

Please note that this Subdivision is composed of 218 Single-family dwelling lots and does not include a park site, however, applicant has dedicated four (4) Off-site Parks as shown in the location map as not part of this subdivision (Ventanas Cove: Tract 1C, Ventanas Destiny: Tract 1D, Ventanas Willow: Tract 1E, and Tract 1F: Still not platted) as part of the Ventanas Land Study & as part of a Developer's Agreement; therefore, meeting the "Parkland" requirements of Title 19 – Subdivision & Development Plats, Chapter 19.20 – Parks & Open Space.

Please note that Ventanas Cove Park (Ventanas #1) & Ventanas Destiny Park (Ventanas #2) have been constructed and accepted by this Department for maintenance; also park improvement plans for Ventanas Willow Park (Ventanas #3) have been approved on August 02, 2012

Also, please provide a revised estimated completion date letter for Ventanas Willow Park and for Ventanas Park #4.

**El Paso Water Utilities**

We have reviewed the subdivision described above and provide the following comments:

1. There is an existing 24-inch diameter water main along Ventana Avenue from Amistoso Street to Rich Beem Boulevard. Also, there is an existing 12-inch diameter water main along Rich Beem Boulevard north of Ventana Avenue.
2. There is an existing 15-inch diameter sanitary sewer main along Ventana Avenue from Amistoso Street to Rich Beem Boulevard.
3. Water and sewer service for the subdivision requires extensions from the proposed water and sewer mains within Ventanas Unit 4. Twelve (12) inch diameter water main extensions are required along Lost Willow Avenue and Fox Grove Street.
4. Annexation fees are due at the time of new service application for individual water meters within the subject subdivision.
5. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**Sun Metro**

Sun Metro recommends the placement of sidewalks throughout the development to City standards to provide pedestrian accessibility to mass transit services.

**El Paso Fire Department**

No comments received.

**911**

No comments received.

**Central Appraisal District**

No comments received.

**El Paso Electric Company**

No comments received.

**Texas Gas Company**

No comments received.

**Socorro Independent School District**

No comments received.

**Additional Requirements and General Comments:**

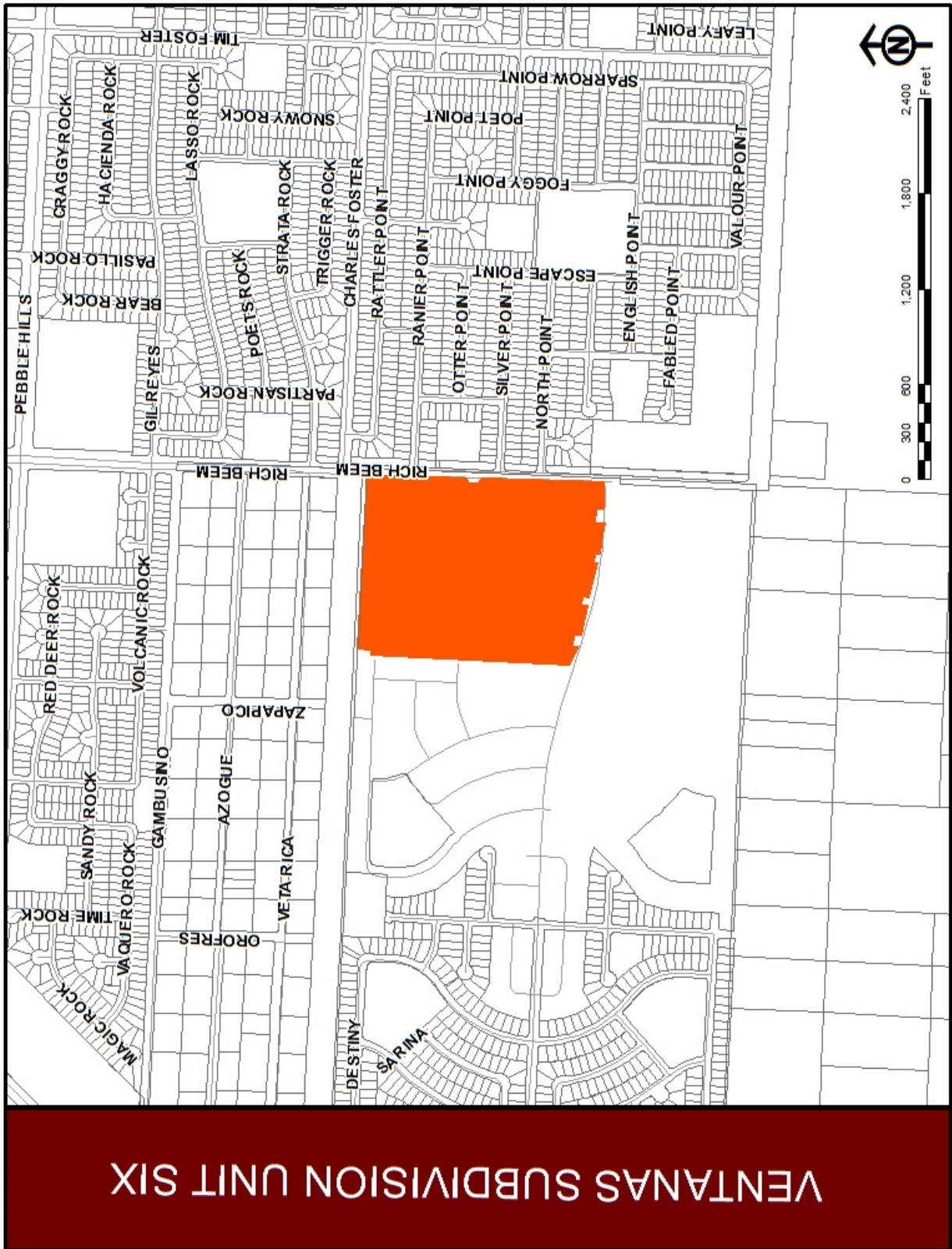
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable

2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

**Attachments**

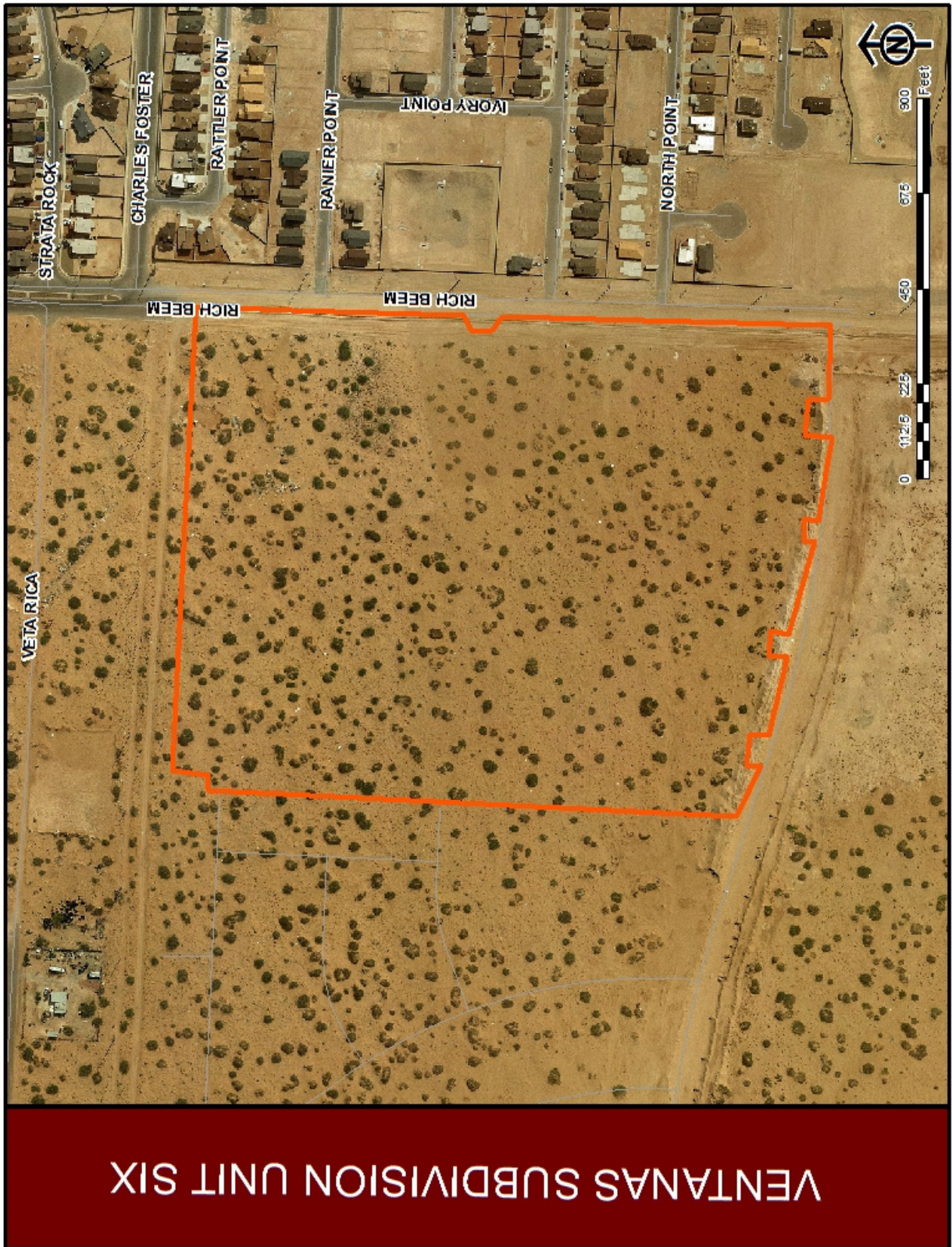
1. Location map
2. Aerial map
3. Final plat
4. Cross-sections
5. Modification request
6. Application

# ATTACHMENT 1





ATTACHMENT 2





# VENTANAS SUBDIVISION

## UNIT SIX

BEING A PORTION OF SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 36.518 ACRES ±

### DEDICATION

WE, the undersigned, do hereby dedicate to the public, for the use and enjoyment of the people of the State of Texas, the following described land, to-wit: A PORTION OF SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 36.518 ACRES ±.

Witness my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Notary Public, President \_\_\_\_\_

### ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF EL PASO

I, the undersigned, do hereby acknowledge that I am the owner of the above described land, and that I have executed the foregoing instrument for the purposes and consideration therein expressed.

Witness my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Notary Public in and for El Paso County \_\_\_\_\_

### FILING

This instrument is being filed for record in the office of the County Clerk of El Paso County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2012, at \_\_\_\_\_ o'clock \_\_\_\_\_ of the day and month.

County Clerk \_\_\_\_\_

### ACKNOWLEDGEMENT

I, the undersigned, do hereby acknowledge that I am the owner of the above described land, and that I have executed the foregoing instrument for the purposes and consideration therein expressed.

Witness my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Notary Public in and for El Paso County \_\_\_\_\_

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

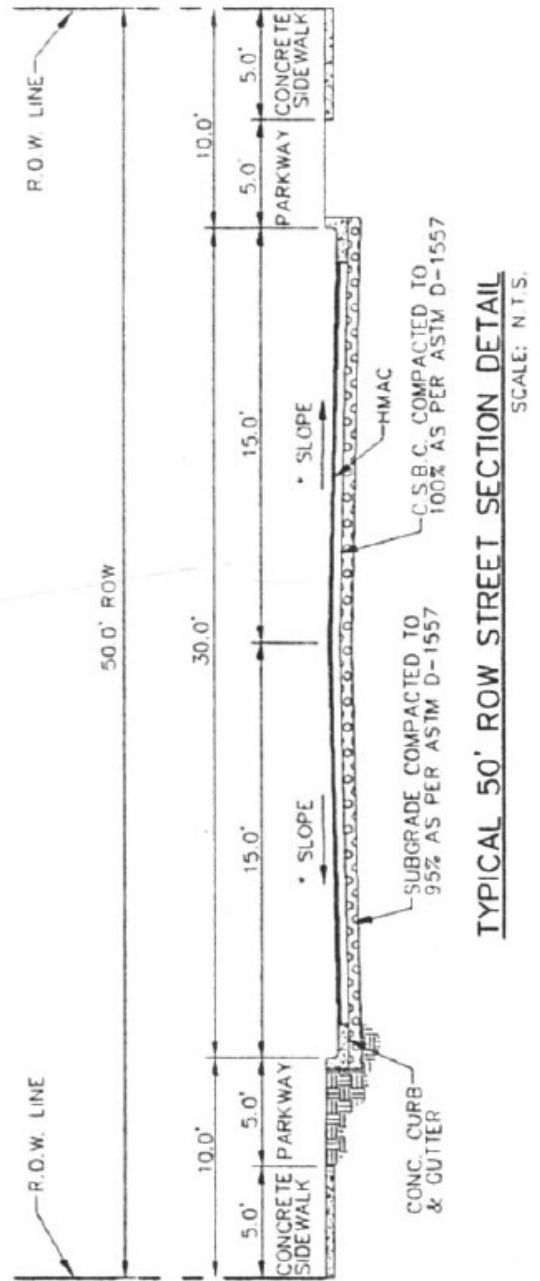
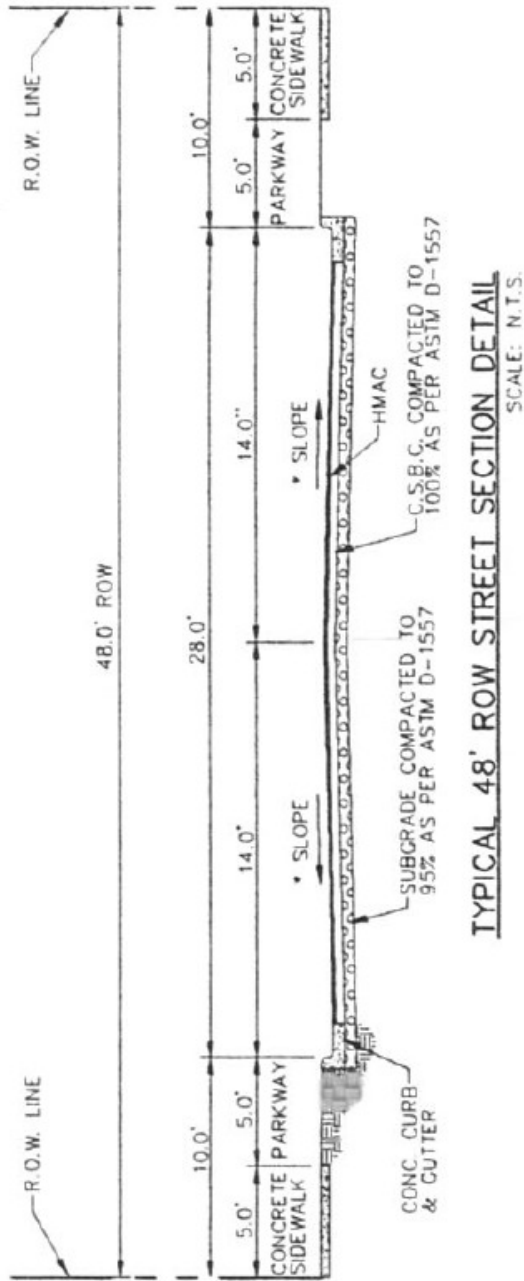
GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 100'

GRAPHIC SCALE  
1" = 1



## ATTACHMENT 4



## ATTACHMENT 5



Castner Center @ Transmountain  
4712 Woodrow Bean, Ste. F  
El Paso, TX 79924  
Office: 915.544.5232  
Fax: 915.544.5233  
web: www.ceagroup.net

October 1, 2012

City of El Paso-City Development Department  
Two Civic Center Plaza-5<sup>th</sup> Floor  
El Paso, Texas 79901

Attention: Mr. Justin Bass  
Subdivision Planner

Reference: Ventanas Subdivision Unit Six  
Variance Request

Dear Mr. Bass:

On behalf of the developer for the above referenced development, we request three (3) variances to the City of El Paso Municipal Code-Subdivision Ordinance. Our variance requests are as follows:

- Reduce the residential sub-collector right-of-way from 52-feet to 50-feet. Our proposed cross-section will introduce 5 foot sidewalk and 5 foot parkway and a 30 foot paved roadway surface and utilize standard concrete curb and gutter.
- Reduce the residential sub-collector right-of-way from 52-feet to 48-feet. Our proposed cross-section will introduce 5 foot sidewalk and 5 foot parkway and a 28 foot paved roadway surface and utilize standard concrete curb and gutter.
- Allow for street name longer than 13 characters.

We look forward to your favorable consideration on our request. If you have any questions, please do not hesitate to call me at office number 915.544.5232 or mobile number 915.355.0583.

Sincerely,  
CEA Group

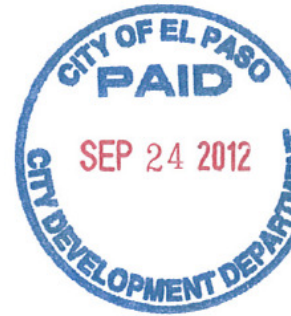
A handwritten signature in black ink, appearing to read 'Jorge L. Azcarate', with a small 'for' and an arrow pointing to the signature.

Jorge L. Azcarate, P.E.  
Project Manager

I-2260-016Id.eg.1October12(modificationreq).doc  
JLA/jla

engineers • architects • planners

## ATTACHMENT 7



### CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION FINAL APPROVAL

DATE: September 6, 2012

FILE NO. SUSU12-00092

SUBDIVISION NAME: Ventanas Subdivision Unit Six

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a portion of Section 46, Block 79, Township 2, Texas and Pacific Railroad Survey,  
City of El Paso, El Paso County, Texas.
2. Property Land Uses:

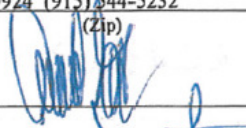

|               | <u>ACRES</u>  | <u>SITES</u>  |                       | <u>ACRES</u>  | <u>SITES</u>  |
|---------------|---------------|---------------|-----------------------|---------------|---------------|
| Single-family | <u>28.357</u> | <u>218</u>    | Office                | <u>      </u> | <u>      </u> |
| Duplex        | <u>      </u> | <u>      </u> | Street & Alley        | <u>8.161</u>  | <u>7</u>      |
| Apartment     | <u>      </u> | <u>      </u> | Ponding & Drainage    | <u>      </u> | <u>      </u> |
| Mobile Home   | <u>      </u> | <u>      </u> | Institutional         | <u>      </u> | <u>      </u> |
| P.U.D.        | <u>      </u> | <u>      </u> | Other (specify below) | <u>      </u> | <u>      </u> |
| Park          | <u>      </u> | <u>      </u> |                       | <u>      </u> | <u>      </u> |
| School        | <u>      </u> | <u>      </u> |                       | <u>      </u> | <u>      </u> |
| Commercial    | <u>      </u> | <u>      </u> | Total No. Sites       | <u>225</u>    | <u>      </u> |
| Industrial    | <u>      </u> | <u>      </u> | Total (Gross) Acreage | <u>36.518</u> | <u>      </u> |
3. What is existing zoning of the above described property? R-5 Proposed zoning? R-5
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed: Underground        Overhead        Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
Surface flow to proposed inlets at storm sewer infrastructure discharging to an existing retention basin  
located at Ventanas Subdivision Unit Four.
7. Are special public improvements proposed in connection with development? Yes        No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No         
If answer is "Yes", please explain the nature of the modification or exception  
Modification Request Letter attached
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes X No
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No         
If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12. Owner of record GFA LLC. 1525 Goodyear Drive, El Paso Tx. 79936 (915) 548-1105  
(Name & Address) (Zip) (Phone)

12. Developer Same as above  
(Name & Address) (Zip) (Phone)

14. Engineer CEA Group 4712 Woodrow Bean Ste. F, El Paso Tx. 79924 (915) 544-5232  
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION  
FEE: \$1,796.00

OWNER SIGNATURE:   
REPRESENTATIVE: 

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.